



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**

October 7, 2004

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**PRIVATE DRAIN NO. 2184 - PARCEL 2EX  
QUITCLAIM OF EASEMENT - UNINCORPORATED TERRITORY OF THE COUNTY  
OF LOS ANGELES  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the access road easement interest in Private Drain No. 2184, Parcel 2EX (491± square feet), to be no longer required for the purposes of the Los Angeles County Flood Control District. The parcel is located northeasterly of the terminus of Rocky Mesa Place in the unincorporated area of the County of Los Angeles near Chatsworth.
3. Authorize the quitclaim of easement to the underlying fee owner, Roy Muranaka, for \$1,500.
4. Instruct the Chairman to sign the enclosed Quitclaim of Easement document and authorize delivery to the Grantee.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to quitclaim a portion of its surplus access road easement for Private Drain No. 2184, referred to as Parcel 2EX, to the underlying fee property owner, Roy Muranaka.

The underlying fee owner requested that the District quitclaim Parcel 2EX to him. Quitclaiming the subject parcel will not impact the operations of the District.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$1,500 represents the District's minimum sales price. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The enclosed Quitclaim of Easement document has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

With respect to requirements of the CEQA, this transaction is categorically exempt, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Statutes and Guidelines.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

The Honorable Board of Supervisors  
October 7, 2004  
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**CONCLUSION**

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim of Easement. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Interim Director of Public Works

MQ:in  
P6:blPD2184p2EX.doc

Enc.

cc: Auditor-Controller (Accounting Division-Asset Management)  
Chief Administrative Office  
County Counsel

RECORDING REQUESTED BY  
AND MAIL TO:

Mr. Roy Muranaka  
16014 Chatsworth Street  
Granada Hills, CA 91344

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:  
2017-031-011 (Portion)

By \_\_\_\_\_

## QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to ROY MURANAKA, all its right, title, and interest in and to that certain easement for access road purposes acquired by Easement document recorded March 24, 1993, as Document No. 93-548622, in the office of the Recorder of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:  
VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

<b>PRIVATE DRAIN NO. 2184</b>	<b>2EX</b>
I.M. 189-077	
S.D. 5	M0221011

KDR:in: P:Conf:qcePD2184p2EX.doc

By \_\_\_\_\_  
Deputy

**NOTE: Acknowledgment form on reverse side**

STATE OF CALIFORNIA                     )  
   ) ss.  
COUNTY OF LOS ANGELES             )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division  MARTIN J. YOUNG Supervising Title Examiner III  By _____
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PRIVATE DRAIN NO. 2184 2EX  
A.P.N. 2017-031-011 (Portion)  
T.G. 499 (D7)  
I.M. 189-077  
Fifth District  
M0221011

**LEGAL DESCRIPTION**

**PARCEL NO. 2EX** (Quitclaim of portion of easement):

All that portion of Lot 11, Tract No. 34841, as shown on map filed in Book 1121, pages 17 to 22, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, described as Part "B" of PARCEL NO. 2B, in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on March 24, 1993, as Document No. 93-548622, of Official Records, in the office of said recorder.

Containing: 491± s.f.

**EXHIBIT A**